



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
ROSE ANN FLYNN PRESIDING  
SEPTEMBER 30, 2021  
9:00 A.M.**

**Staff Present:**

Mary Allman, Administrative Assistant  
Christina Chaney, Administrative Assistant  
Monique Drake, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Katrina Jordan, Administrative Supervisor  
Patty Kennedy, Administrative Assistant  
Porshia Williams, Assistant Director  
Rhonda Hasan, Assistant City Attorney  
Wanda Acquavella, Code Compliance Officer  
Stephanie Bass, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Sr. Code Compliance Officer  
Julio Davila, Code Compliance Supervisor  
Paulette DelGrosso, Code Compliance Officer  
Darrin Emmons, Code Compliance Officer  
Bovary Exantus, Code Compliance Officer  
James Fetter, Code Compliance Officer  
Patrice Jolly, Code Compliance Officer  
Michael Jordan, Code Compliance Officer  
Captain Robert Kisarewich, Fire Inspections Officer  
Dorian Koloian, Sr. Code Compliance Officer  
Bryan Lopez, Code Compliance Officer  
Evan Oakes, Code Compliance Officer  
Wilson Quintero, Sr. Code Compliance Officer  
Wilson Quintero Jr., Code Compliance Officer  
Rahim Vedaee, Landscape Inspector  
Gail Williams, Code Compliance Officer  
Reginald White, Code Compliance Supervisor

**Respondents and witnesses**

CE19120594: Stephanie Toothaker, attorney  
SE21060334: Camille Fenn  
CE19061768: Ralph Lynch  
CE21070090: Milic Novic  
CE21060160: Kory Leighty; John Kostaglou; Scott Weiselberg, attorney  
CE19081100: Russ Lobello  
CE21050646: Richmond Flowers, attorney  
CE21050710: Jovanna Gonzalez  
SE21050236: Nadine Bernard  
CE21050953: Phanor Joseph  
CE20050785: Graciela Solsona  
CE21050038: John Doering  
CE21070951: Robert Marona  
CE20020244: Guerdie Joseph Alexis; Maurice Walker  
CE21070869: Patrick Ceres

CE21070957: Humberto Rego  
CE20050618: Michael Homes; Spencer Siegel  
CE21060904: Brent Gordon; Steve Howell  
CE17121300; CE18070838: Beth Brooks  
CE21080316: Steven Shin  
CE21050737: Maurice Walker  
CE21030072: Mahatia Cohen  
CE19061120: Michael Rizzi  
CE21070018: Zachary Emanuel, attorney  
FC21080013; FC21080017: Tom Rowe  
CE21010478: Zachary Cormicle  
CE20070513: Ronald Ziemba; Janafe Ziemba  
CE18120226; CE18011626: Patrizia Sanino  
CE18052123: Chaim Cahane  
CE21050567: Ralph Greenridge; Patricia Doughty; Jan Stahl

CE21060298: Flavio Galvan  
CE21070868: Andrew Evangelisti  
CE21060481; CE20020419: Leonor Mendoza  
CE21030678: Adi Cohen; Kenneth Trent  
CE21060382: Andras Vlaics  
CE21060328: Reginald Moncrief  
CE21030814: Bernard Jackson  
CE21020153: Khaled Chowdhury; Khadija Chowdhury

CE21050448: Shari Stier; Jessie Stier  
CE21050526: Kirsten Malloy  
CE19030639: Andrew Schein, attorney; Rebecca Yates  
CE18070181: Monique Grenon  
CE-19110997: Asselya Allen; Russell Allen  
CE20090408: Arnold Serchuk; Daniel Alessandro  
CE14030038: Twana Holmes

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:03 A.M.

**Case: CE21060328**

1701 NW 8 CT  
PEACEFUL ZION MISSIONARY BAPTIST;  
CHURCH OF FORT LAUDERDALE INC

Service was via posting at the property on 8/13/21 and at City Hall on 9/16/21.

Evan Oaks, Code Compliance Officer, testified to the following violation(s):

**VIOLATIONS:**

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE FRONT LEFT COLUMN IS MISSING STRUCTURE MATERIAL, WHICH NEEDS TO BE FIXED. THE PARKING LOT SIDE OF THE STRUCTURE HAS STAINS THAT NEEDS TO BE REMOVED.

9-304(b) **COMPLIED**

THE PAVED DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THERE IS A POT HOLE IN THE FRONT OF THE FACILITY THAT NEEDS TO BE FILLED IN AND THE OVERALL PARKING AREA NEEDS TO BE REPAVED/RESURFACED.

18-12.(a) **COMPLIED**

Officer Oaks presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Reginald Moncrief agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

**Case: CE21060382**

1540 NW 19 AVE  
MAXIMHOUSE LLC

Service was via posting at the property on 9/16/21 and at City Hall on 9/16/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

**VIOLATIONS:**

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY ZONED RS-8. THERE IS OUTDOOR STORAGE OF BUT NOT LIMITED TO BUCKETS, GAS CANISTERS,

DERELICT GRILLS, METAL BED SUPPORT, TIRES, TOYS AND OTHER MISCELLANEOUS ITEMS. THIS IS A PROHIBITED USE AS PER SECTION 47-5.11 OF THE ULDR.

9-304(b)

THE PAVED AND GRAVEL DRIVEWAYS ARE NOT BEING MAINTAINED. THERE ARE POTHOLES IN THE PAVED DRIVEWAY. THE GRAVEL APPROACH HAS AREAS THAT ARE WORN THROUGH AND HAVE GRASS AND/OR WEEDS GROWING THROUGH THE GRAVEL.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND/OR SWALE.

9-305(a) **COMPLIED**

Sec. 24-27.(b) **COMPLIED**

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE HOLES IN THE FENCE AND THE SUPPORT BAR IS MISSING.

18-12.(a) **COMPLIED**

9-306 **COMPLIED**

Officer Exantus presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Andras Vlaics agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

**Case: CE21030678**

1405 N ANDREWS AVE  
AMBT CORP

This case was first heard on 6/24/21 to comply by 7/8/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,225 and the City was requesting the full fine

Paulette DelGrosso, Code Compliance Officer, recommended reducing the amount owed to \$718 to cover administrative costs.

Kenneth Trent requested a further reduction because the owner had not seen the posted Notice of Violation because it had been removed by a tenant.

Ms. Flynn imposed administrative costs of \$718.

**Case: CE21030072**

3821 SW 13 CT 1-4  
B & Y INVESTMENTS LLC

This case was first heard on 6/24/21 to comply by 7/8/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Senior Code Compliance Officer, recommended imposition of the fines.

Mahatia Cohen said an inspector had told him that “everything is fine.” He described issues with people dumping trash on the property and said he had someone removing trash at the end of every day.

Ms. Flynn imposed the \$4,150 fine, which would continue to accrue until the property was in compliance.

**Case: CE21050646**  
741 BAYSHORE DR 34N  
BJUNE, ROGER

CITATION

This case was first cited on 7/3/21 to comply by 7/18/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,200 and the City was requesting the full fine be imposed. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fines.

Richmond Flowers, attorney, said this was a condominium hotel and the condominium association rented the units for 30 days or less on behalf of the owners. The association had obtained a license that covered all of the units. Mr. Flowers said the association was paid a management fee for coordinating the rentals. He noted that the City code indicted that an owner “or representative” could obtain the license, and that was the case here.

Officer Champagne said management of the units was immaterial. He stated the usage of this property was O-4 per Broward County, which was a condominium, and therefore each unit required a separate license for short-term rental.

Mr. Flowers stated the association’s license indicated it was for “three or more units” and therefore covered all units in the condominium hotel. Ms. Flynn said since an appeal had not been filed, she had no option but to impose the fine.

Porshia Williams, Assistant Director, said the City did not have a collective rental license, but the property may have a collective business tax license.

Ms. Flynn imposed the \$5,200 fine.

**Case: CE21060160**  
500 E LAS OLAS BLVD  
LOYCA PROPERTY OWNER LLC

CITATION

This case was first cited on 6/7/21 to comply by 6/7/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$250 and the City was requesting the full fine be imposed. No appeal had been received.

Bryan Lopez, Code Compliance Officer, recommended imposition of the fines.

Scott Weiselberg, the Tenant’s attorney, said they had contested the validity of the notice. Ms. Flynn noted no appeal had been filed. Mr. Weiselberg stated his law firm had sent a request for an administrative hearing. Ms. Williams requested other cases be heard while staff researched this.

Upon returning to the case, Ms. Williams said she believed Mr. Weiselberg had requested a hearing with Officer Lopez present. She said the City did not have record of Mr. Weiselberg’s appeal request, but per the tracking information, it would have been received before the deadline.

Officer Lopez described the decibel readings he had taken and upon which the citation had been issued. Ms. Williams said Officer Lopez originally thought the property was in the Special Entertainment District, which allowed a higher decibel level. The decibel readings exceeded the decibel levels allowed and a citation had been issued.

Mr. Weiselberg said they did not believe Code Enforcement had followed the very specific requirements for issuing this violation. He asked Officer Lopez about his training in taking decibel levels. Officer Lopez stated he had taken the readings five feet from the property because he believed it was in the Special Entertainment District. Mr. Weiselberg requested Ms. Flynn instruct Mr. Lopez to answer the questions without help and Ms. Hasan stated since this was not a

jury trial or a deposition, rules of evidence were loosely applied and therefore Mr. Weiselberg's requested was "a little off base in an administrative proceeding." Ms. Flynn agreed to allow Supervisor Davila to help answer questions.

Officer Lopez confirmed that once he was aware that this property was not in the Special Entertainment District, he realized that the measurement should be taken across the street, not five feet away.

Ms. Williams stated the complaint had been anonymous. In this case, she said the complainant had been the City of Fort Lauderdale, and she believed that for this reason, an inspector could take measurements from the public right-of-way. Supervisor Davila said the identity of the complainant was irrelevant; the inspector had visited a property pursuant to a complaint and there were many ways they could address a violation.

Mr. Weiselberg referred to the code, which stated, "Outdoor sound level measurements *shall* be taken on or within the real property line if the complainant." And the sound level limit for the complainant's use shall apply. Officer Lopez had testified he did not take the readings from the appropriate location. Since he did not know who had made this anonymous complaint, the "complainant" property was not known. Ms. Williams said she could not say confidently that this case was related to an anonymous complaint because the City had been responding to complaints from neighboring properties for some time and had then taken to monitoring the property on the City's behalf. Mr. Weiselberg stated Inspector Feller had informed him that this was in response to an anonymous complaint by a resident.

Ms. Flynn felt there was enough evidence to determine that the City had responded to an anonymous complaint and found in favor of the respondent

Ms. Flynn imposed no fine.

**Case: CE21050737**

3431 JACKSON BLVD

MORRIS, DIONNE; WALKER, MAURICE F

This case was first heard on 7/29/21 to comply by 8/26/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Wilson Quintero, Senior Code Compliance Officer, recommended imposition of the fines.

Maurice Walker, owner, said he had been in the eviction process with the tenant. The next eviction hearing would be on 10/12/21.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.

**Case: CE21060481**

**CITATION**

1395 W SUNRISE BLVD

DACAPA LLC

This case was first cited on 6/18/21 to comply by 6/20/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,800 and the City was requesting the full fine be imposed. No appeal had been received.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fines.

Leonor Mendoza, property manager, said they had an issue with the trash collection company.

Ms. Flynn imposed the \$12,800 fine, which would continue to accrue until the property was in compliance.

**Case: CE20020419**

1395 W SUNRISE BLVD  
DACAPA LLC

This case was first heard on 4/29/21 to comply by 6/3/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,900 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, confirmed the property was in compliance and recommended imposition of the fines.

Leonor Mendoza, property manager, said it had taken time to comply the grass and the inspector had granted them an extension.

Ms. Flynn imposed a fine of \$1,500 for the time the property was out of compliance.

**Case: CE21020153**

1917 RIVERSIDE DR  
CHOWDHURY, KHALED

Service was via posting at the property on 9/17/21 and at City Hall on 9/16/21.

Michael Jordan, Code Compliance Officer, testified to the following violation(s):

**VIOLATIONS:**

**18-1. COMPLIED**

THERE IS OUTDOOR KEEPING OF AQUARIUMS, CONTAINERS WITH STAGNANT WATER AND OUTDOOR ANIMAL CAGES THAT MAY ATTRACT RODENTS AND/OR VERMIN. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

**6-5. COMPLIED**

CHICKENS, EXOTIC BIRDS AND RABBITS ARE BEING KEPT OUTDOORS ON THE PREMISES.

Officer Jordan presented the case file into evidence, stated the property was now in compliance and requested a finding of fact that the violations had existed as cited.

Khaled Chowdhury, owner, said the tenant had not asked permission to have the animals on the property.

Ms. Flynn found in favor of the City that the violations had existed as cited.

**Case: CE21070090**

432 NE 12 AVE  
LOWY, CRAIG A

**CITATION**

This case was first cited on 7/8/21 to comply by 7/23/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,200 and the City was requesting a \$3,960 fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended reducing the fines to \$3,960.

Milic Novic agreed to the fine reduction.

Ms. Flynn imposed a fine of \$3,960 for the time the property was out of compliance.

**Case: CE21070018**  
5701 NE 22 WAY  
KNEZEVICH, DAVID

CITATION

This case was first cited on 7/7/21 to comply by 7/22/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,200 and the City was requesting the full fine be imposed. No appeal had been received.

Gail Williams, Code Compliance Officer, recommended imposition of the fines.

Zachary Emanuel, attorney, said his client had been out of the country for six months and had not filed an appeal.

Ms. Flynn imposed the \$11,200 fine.

**Case: CE21080316**  
2801 E OAKLAND PARK BLVD  
OAK & BAY LLC

CITATION

This case was first cited on 8/10/21 to comply by 8/11/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Dorian Koloian, Senior Code Compliance Officer, recommended imposition of the fines.

Steven Shin said his client had not filed an appeal. He described problems with the tenant.

Ms. Flynn imposed the \$12,250 fine, which would continue to accrue until the property was in compliance.

**Case: CE20020244**  
1312 NW 15 TER  
ALEXIS, GUERDIE JOSEPH

This case was first heard on 6/24/21 to comply by 8/26/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fines.

Alexis Guerdie Joseph, owner, said a contractor they hired had taken their money and done no work.

Maurice Walker said the contractor had pulled permits and installed the windows. He said the insurance company had released funds to the contractor and he anticipated more funds. He requested 60 days.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

**Case: CE20050618**  
2124 NE 63 ST  
ACCETTA, LINDA H/E; GONZALEZ, JONATHAN

ORDERED TO REAPPEAR

This case was first heard on 2/25/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$41,900 and the City was requesting the full fine be imposed.

Michael Jordan, Code Compliance Officer, recommended imposition of the fines.

Spencer Siegel, attorney, said the Special Magistrate's order dated June 29, 2021 vacated the prior order imposing fines. On June 24, 2021, there was an order extending the compliance date to July 29, with an order to attend the August 26, 2021 hearing, which Mr. Siegel attended. The owner had complied and therefore, there should be no fines.

Ms. Hasan stated vacating the order to impose fines only stopped imposition of the fines; it did not abate the existing fines. Mr. Siegel objected to Ms. Hasan's definition of the word "vacate."

Ms. Hasan explained that after the May 27 hearing when fines were imposed, the owner had indicated she was in the room but had not heard her case called and staff verified the owner had been present. On June 24, the order imposing the fines had been vacated and the owner was given a 35-day extension, so no more fines would accrue. Ms. Hasan noted that fines had run during gaps in extensions. She later clarified that the original order with a compliance deadline had not been vacated.

Michael Homes, complainant, said he was the tenant at the time and described his efforts to get the owner to address issues at the property, which she had not done. Mr. Siegel said Mr. Homes had caused the violations to avoid paying rent. After Mr. Homes was evicted, the owner had performed the work to comply the violations.

Officer Jordan said the full fine was warranted because of the impact on the tenant and the neighbors.

Mr. Siegel confirmed for Ms. Flynn that his client believed the order to vacate meant there were no fines accruing.

Ms. Flynn took the case under advisement to review the order to vacate.

Ms. Flynn later issued her ruling, imposing fines of \$16,000.

**Case: CE21070868**

**CITATION**

1332 NE 1 AVE  
EVANGELISTI, ANDREW

This case was first cited on 7/24/21 to comply by 8/7/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Andrew Evangelisti, owner, said he had not filed an appeal.

Ms. Flynn imposed the \$1,000 fine.

**Case: CE21060298**

**CITATION**

1510 SW 1 ST  
GALVAN, FLAVIO

This case was first cited on 6/10/21 to comply by 6/24/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Gustavo Caracas, Code Compliance Officer, acted as interpreter for the owner, Flavio Galvan.

Michael Jordan, Code Compliance Officer, recommended imposition of the fines.

Rahim Vedaee, Landscape Inspector, testified he had identified the two trees that had been removed from the rear yard. He said the owner must apply for an after-the-fact tree removal permit to comply.

Mr. Galvan said he had tried to speak to Officer Jordan and had paid for a permit. He said he had removed the trees because the neighbor was complaining about the tree hitting his roof.

Ms. Flynn imposed the \$500 fine.



**Case: CE21060298**

1510 SW 1 ST  
GALVAN, FLAVIO

Service was via posting at the property on 9/16/21 and at City Hall on 9/16/21.

Michael Jordan, Code Compliance Officer, testified to the following violation(s):

**VIOLATIONS:**

47-34.1.A.1. **COMPLIED**

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE OF MATERIALS AND/OR CONSTRUCTION WASTE. OUTSIDE STORAGE IS NOT A PERMITTED USE OF THIS RML-25 ZONED PROPERTY PER THE ULDR TABLE 47-5.35.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280(h)(1) **COMPLIED**

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED, INCLUDING BUT NOT LIMITED TO: SLATS NOT ATTACHED AND FENCE IS DIRTY, STAINED OR ROTTEN.

9-313.(a) **COMPLIED**

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. NO HOUSE NUMBERS VISIBLE FROM THE STREET.

Officer Jordan presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Gustavo Caracas, Code Compliance Officer, acted as interpreter for the owner, Flavio Galvan. The owner indicated he had hired a landscaper to help.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

**Case: CE21070951**

**CITATION**

1298 NW 13 CT  
1011 NW 7TH AVE LLC

This case was first cited on 7/30/21 to comply by 8/14/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,200 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Robert Marona, representative, was present.

Ms. Flynn imposed the \$2,200 fine.

**Case: SE21050236**

**Administrative Hearing - Appeal**

1044 NE 12 AVE  
BERNARD, PIERRE R & NADINE J

**VIOLATIONS:24-7(b)**

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 5/14/21 and the trash remained on 5/17/21. The City had subsequently removed the trash on 5/18/21.

Nadine Bernard, owner, said they had made a mistake in April and by the time they realized it, the couch was gone. They had not been alerted by the tenant about the posting.

Ms. Flynn denied the appeal.

**Case: CE19061120**

5300 NW 9 AVE  
POWERLINE INDUSTRIAL CENTER COMM CO

This case was first heard on 9/19/19 to comply by 12/5/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$34,800 and the City was requesting \$847.

Leonard Champagne, Senior Code Compliance Officer, recommended reducing the amount owed to \$847 to cover administrative costs.

Michael Rizzi thanked the City.

Ms. Flynn imposed administrative costs of \$847.

**Case: SE21060334**

Administrative Hearing - Appeal

320 W PARK DR  
FENN, KERRY; FENN, CAMILLE

VIOLATIONS:24-7(b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wilson Quintero Jr., Code Compliance Officer, testified that the property had been cited on 6/25/21 and the trash remained on 6/28/21. The City had subsequently removed the trash on 6/29/21.

Camille Fenn, owner, said when she saw the posting, she immediately emailed the tenant and asked him to remove some tires from the fence and he had done so within half an hour. She checked the property and confirmed the tires were gone and left the inspector a voicemail confirming the tires were gone. When the inspector called back, he said he had been talking about palm fronds. She told the inspector that she would remove them but he informed her the City had already picked them up.

Ms. Flynn granted the appeal.

**Case: CE-19120594**

ORDERED TO REAPPEAR

7 N BIRCH RD  
LAS OLAS HARBOR CLUB LLC

This case was first heard on 9/9/20 to comply by 11/11/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Senior Code Compliance Officer, reported a permit had been issued on 9/9/21 and recommended a 189-day extension. She presented photos of the property onto evidence.

Stephanie Toothaker, attorney, thanked the City and requested a 189-day extension.

Ms. Flynn granted a 189-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/7/22 hearing.

**Case: CE20050785**

1135 NW 5 CT  
SOLSONA, GRACIELA

This case was first heard on 6/24/21 to comply by 8/26/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$850 and the City was requesting the full fine be imposed.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fines.

Graciela Solsona, owner, said she had misunderstood what needed to be done to comply. She said she had spent \$3,000 and done the work herself. She requested a fine reduction.

Officer Exantus said administrative costs totaled \$500.

Ms. Flynn imposed administrative costs of \$500.

**Case: CE21050953**

1131 NE 6 AVE  
JOSEPH, PHANOR

Service was via posting at the property on 9/4/21 and at City Hall on 9/16/21.

Evan Oaks, Code Compliance Officer, testified to the following violation(s):

**VIOLATIONS:**

18-12(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH AND DEBRIS ON THIS VACANT FENCED LOT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

47-21.9.M **COMPLIED**

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MULTIPLE BENT FENCE POSTS AND THE CHAIN-LINK IS NOT TAUT AT TOP AND BOTTOM.

Officer Oaks presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day, per violation.

Phanor Joseph, owner, agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day, per violation.

**Case: CE21030814**

1719 NW 18 ST  
JACKSON, BERNARD EMANUEL;  
JACKSON, CHRISTINE C

This case was first heard on 6/24/21 to comply by 8/26/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fines.

Bernard Jackson, owner, said he had been building a canopy structure for his grandchildren but agreed to remove it, as well as the other stored items. Officer Exantus said Mr. Jackson had not been cited for the canopy, but he should remove it. He had explained to Mr. Jackson the miscellaneous items that must be removed.

Ms. Flynn granted a 10-day extension, during which time no fines would accrue.

**Case: CE21070869**  
1315 NE 14 AVE  
CERES, PATRICK

CITATION

This case was first cited on 7/23/21 to comply by 8/7/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Patrick Ceres, owner, said he had not filed an appeal, but he had removed the listing as soon as he was cited.

Officer Jolly requested a moment to research the case.

Upon returning to the case, Officer Jolly confirmed the listing had been taken down and recommended no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE21060904**  
2616 DELMAR PL  
HOWELL, STEVEN

CITATION

This case was first cited on 6/29/21 to comply by 6/30/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,250 and the City was requesting the full fine be imposed. No appeal had been received.

Gail Williams, Code Compliance Officer, recommended imposition of the fines.

Brent Gordon, attorney, said his client had not filed an appeal. He said the Notice of Hearing was quite different from the description on the violation, so there had been a question about what must be done to comply. He requested a fine reduction.

Ms. Flynn imposed the \$1,250 fine.

**Case: CE21050710**  
1016 NE 17 ST  
LITTLE PALMS ACADEMY LLC

REQUEST FOR EXTENSION

This case was first heard on 8/26/21 to comply by 9/30/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Evan Oaks, Code Compliance Officer, said the parking facilities violation remained.

Jovanna Gonzalez said they had submitted the permit application. Officer Oaks recommended 35 days.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

**Case: FC21080013**

5950 NW 28 WAY, # C-8  
CITY OF FORT LAUDERDALE  
%FTL EXECUTIVE AIRPORT

Personal service was made on 9/14/21. Service was also via posting at City Hall on 9/16/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS:

NFPA 101:43.7.2, FFP

THERE HAS BEEN A CHANGE OF USE THAT REQUIRES A PERMIT. STORAGE USED AS INDUSTRIAL OCCUPANCY.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 70 days or a fine of \$100 per day. He said they were working with the City's lease holder, and the current tenant must be evicted.

Tom Rowe agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 70 days or a fine of \$100 per day.

**Case: FC21080017**

5950 NW 28 WAY, # C-10  
CITY OF FORT LAUDERDALE  
%FTL EXECUTIVE AIRPORT

Personal service was made on 9/14/21. Service was also via posting at City Hall on 9/16/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS:

NFPA 101:43.7.2, FFP

THERE HAS BEEN A CHANGE OF USE THAT REQUIRES A PERMIT.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 70 days or a fine of 100 per day.

Tom Rowe agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 70 days or a fine of \$100 per day.

**Case: CE21070957**

2120 NW 21 TER 1-2  
PICO TURQUINO INVESTMENT LLC

Service was via posting at the property on 9/7/21 and at City Hall on 9/16/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

47-20.20.(H)

THE PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY. RESURFACING AND RESTRIPIING IS REQUIRED.

18-12.(a)

THERE IS TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-1.

THERE IS OUTDOOR STORAGE OF MISCELLANEOUS PERSONAL GOODS ON THE NORTH SIDE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING

MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Humberto Rego agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

**Case: CE19081100**

666 W BROWARD BLVD  
BURGER KING CORP #43 %RYAN

This case was first heard on 1/16/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$147,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, said the property was not in compliance.

Russ Lobello said they had a permit application in with the County to remove parking and replace it with landscaping. He described problems they had experiencing with changing the contractor. Officer Caracas suggested a six-month extension.

Ms. Flynn granted a 182-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/31/22 hearing.

The following two cases for the same owner were heard together:

**Case: CE18070838**

2631 SW 12 TER  
BROOKS, BETH KAY LE ET AL BROOKS, TAMI

This case was first heard on 11/15/18 to comply by 2/14/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Darrin Emmons, Code Compliance Officer, recommended imposition of the fines.

Beth Brooks, owner, said she was working with Rebuilding Florida to rebuild the home. She said Rebuilding Florida had been in contact with the inspectors. Ms. Brooks said they had originally intended to repair the home, but the Building Department would not issue repair permits because the elevations were too low in the flood plain. She requested 90 days.

Officer Emmons said he would not object to an extension.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

**Case: CE17121300**

2631 SW 12 TER  
BROOKS, BETH KAY LE ET AL BROOKS, TAMI

This case was first heard on 6/7/18 to comply by 9/6/18. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,600 and the City was requesting imposition of the fines, which

would continue to accrue until the property was in compliance.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

**Case: CE21080016**

2340 NW 15 CT  
BRADLEY, J D JR & ALYCE

Service was via posting at the property on 9/9/21 and at City Hall on 9/16/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

**VIOLATIONS:**

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS A REFRIGERATOR AND OTHER NON-PERMITTED ITEMS STORED AT THE EAST SIDE OF THE PROPERTY UNDER A CAR CANOPY, WHICH IS A NON-PERMITTED LAND USE IN RS-8 ZONING PER ULDR TABLE 47-5.11.

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS OF THE FENCE THAT ARE BENT AND DAMAGED AT THE EAST AND WEST SIDE OF THE PROPERTY FACING THE ADJACENT PROPERTIES THAT ARE IN NEED OF MAINTENANCE.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

**Case: CE21080075**

2320 NW 15 CT  
DAVIS, JOHNNY L

Service was via posting at the property on 9/2/21 and at City Hall on 9/16/21.

James Fetter, Code Compliance Officer, testified to the following violation(s):

**VIOLATIONS:**

9-304(b)

THE GRAVEL DRIVEWAY ON THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT HAVE GRASS OR WEEDS GROWING THROUGH IT. THE GRAVEL DRIVEWAY IS NOT WELL GRADED.

Officer Fetter presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

**Case: CE21060815**

1601 NW 7 AVE  
ELSO HOLDINGS LLC;  
%STEVEN M AUERBACHER PA

Service was via posting at the property on 9/7/21 and at City Hall on 9/16/21.

VIOLATIONS:

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-308(a)

THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THE ROOF IS DETERIORATED AND CAVING IN.

9-304(b) **COMPLIED**

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE DETERIORATION INCLUDES, BUT IS NOT LIMITED TO SEVERAL POSTS LEANING OVER AND ARE STAINED.

The City had a stipulated agreement with the owner to comply 18-12.(a) within 10 days and the remaining violations within 126 days or a fine of \$25 per day, per violation.

Ms. Flynn approved the stipulated agreement, found in favor of the City and ordered compliance with 18-12.(a) within 10 days and the remaining violations within 126 days or a fine of \$25 per day, per violation.

**Case: CE21040982**

844 NW 18 AVE 1-2  
NELIMAR LLC

Service was via posting at the property on 9/23/21 and at City Hall on 9/16/21.

Bryan Lopez, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-304(b)

THE PAVED DRIVEWAY HAS CRACKS AND GRASS GROWING THROUGH AND IT IS FADED.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

24-27.(b)

FAILURE TO PULL BACK GARBAGE RECEPTACLES TO AN APPROVED LOCATION AFTER PICK UP. THEY ARE BEING STORED IN FRONT OF THE BUILDING LINE OF THE HOUSE.



Officer Lopez presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

**Case: CE21050861**

501 NW 8 AVE  
ANDREW JIMENEZ REV TR;  
JIMENEZ, ANDREW TRUSTEE

Service was via posting at the property on 9/23/21 and at City Hall on 9/16/21.

Bryan Lopez, Code Compliance Officer, testified to the following violation(s):  
VIOLATIONS:

47-21-9.M.  
SECTIONS OF THIS VACANT LOT HAVE NO LIVING GROUND COVER AS REQUIRED.

9-305(a) **COMPLIED**

47-34.1.A.1. **COMPLIED**

47-19.1.C. **COMPLIED**

18-12.(a) **COMPLIED**

Officer Lopez presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

**Case: CE20020154**

1212 NW 19 CT  
POWELL, FRANCIS L

Service was via posting at the property on 9/16/21 and at City Hall on 9/16/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):  
VIOLATIONS:

18-4(c) **COMPLIED**

47-34.1.A.1. **COMPLIED**

9-304(b)  
THE GRAVEL DRIVEWAY ON THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED.  
THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN THROUGH  
AND THERE IS GRASS GROWING THROUGH IT.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

**Case: CE21040137**

1713 SW 5 ST  
FORREST, E THOMAS

Service was via posting at the property on 9/1/21 and at City Hall on 9/16/21.

Michael Jordan, Code Compliance Officer, testified to the following violation(s):

**VIOLATIONS:**

**47-34.4.B.1. COMPLIED**

THERE IS OVERNIGHT PARKING OF DERELICT TRAILERS WITH BOATS AT THIS LOCATION.

**47-34.1.A.1. COMPLIED**

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY, RESIDENTS DOING MECHANICAL WORK ON BOATS, AND UNROOFED NON-PERMITTED STORAGE OF MECHANICAL EQUIPMENT, PARTS VISIBLE FROM THE RIGHT-OF-WAY, WHICH IS A NON-PERMITTED LAND USE IN RS-8 ZONING PER ULDR TABLE 47-5.11.

**9-304(b) COMPLIED**

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

Officer Jordan presented the case file into evidence, stated the property was now in compliance and requested a finding of fact that the violations had existed as cited.

Ms. Flynn found in favor of the City that the violations had existed as cited.

**Case: CE21050900**

1709 SW 5 ST  
TIERNEY, MICHAEL

Service was via posting at the property on 9/1/21 and at City Hall on 9/16/21.

Michael Jordan, Code Compliance Officer, testified to the following violation(s):

**VIOLATIONS:**

**9-305(b)**

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Jordan presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

**Case: CE21070233**

1336 NE 5 AVE  
1336 BLUE RIBBON PROPERTIES LLC

Service was via posting at the property on 9/4/21 and at City Hall on 9/16/21.

Evan Oaks, Code Compliance Officer, testified to the following violation(s):

**VIOLATIONS:**

**9-305(b)**

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

**9-304(b)**

THE DRIVEWAY/PARKING AREA IS NOT BEING MAINTAINED IN A SMOOTH WELL GRADED CONDITION. THE DRIVEWAY IS FADED, HAS EXCESS CRACKS AND LOW DIPPED AREAS THAT COLLECT STANDING WATER.

**9-306**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS

INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Oaks presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

**Case: CE21070394**

1725 NW 6 AVE  
BUTIL, SHIMON

Service was via posting at the property on 9/7/21 and at City Hall on 9/16/21.

Evan Oaks, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

18-12.(a) **COMPLIED**

THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE.

Officer Oaks presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

**Case: CE21060347**

1722 NW 8 CT  
USARIOJARA LLC

Service was via posting at the property on 8/13/21 and at City Hall on 9/16/21.

Evan Oaks, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

9-280(b) **COMPLIED**

9-280(h)(1) **COMPLIED**

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT IS RUSTED AND BENT IN SEVERAL LOCATIONS. THERE IS LANDSCAPING OVERGROWING INTO THE FENCE.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THE LANDSCAPING IS OVERGROWING INTO THE FENCE AS WELL AS THE SWALE.

Officer Oaks presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day.

**Case: FC21080026**

1301 NE 6 ST  
AVALREEN LLC

Service was via posting at the property on 9/13/21 and at City Hall on 9/16/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS:

1:13.6.4.3.2.1, FFPC

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A  
CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

**Case: FC21080027**

1141 SE 6 TER  
S&P TRUST HOLDINGS LLC

Service was via posting at the property on 9/13/21 and at City Hall on 9/16/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS:

NFPA 1: 13.6.1.2, FF

FIRE EXTINGUISHER(S) IS/ARE NOT PROVIDED IN ACCORDANCE WITH THE CODE.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

**Case: CE21020640**

514 NW 15 WAY  
GOLDEN HEIGHTS;  
CHURCH OF CHRIST INC

Service was via posting at the property on 9/16/21 and at City Hall on 9/16/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

18-4(c) **COMPLIED**

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND  
WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER  
INCLUDING THE SWALE AREA.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR, INCLUDING BUT NOT LIMITED  
TO THE BENT PORTIONS ABUTTING THE NORTH PROPERTY LINE. IT IS NOT BEING  
MAINTAINED AS REQUIRED.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

**Case: CE21060283**

1704 NW 9 ST  
SPIRIT OF JESUS DELIVERANCE CENTER INC

Service was via posting at the property on 9/9/21 and at City Hall on 9/16/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

**VIOLATIONS:**

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING BUT NOT LIMITED TO WOOD PALLETS.

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED, AS IT HAS MISSING PARTS.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

**Case: CE20120748**

VACATE ORDER OF 4/13/2021

3130 SW 22 CT  
CORRALES-ACUNA, NEYSA H/E;  
ACUNA LANUZA, ELEX M H/E ET AL

This was a request to vacate the order dated 4/13/21.

Ms. Flynn vacated the order dated 4/13/21.

**Case: CE20110408**

3001 N OCEAN BLVD  
3001 NORTH OCEAN LLC

This case was first heard on 4/29/21 to comply by 5/9/21 and 6/10/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,200 and the City was requesting \$810 for administrative costs.

Ms. Flynn imposed administrative costs of \$810.

**Case: CE21040367**

CITATION

1916 SW 11 ST  
MPG 1916 LLC

This case was first cited on 7/15/21 to comply by 7/15/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$250 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$250 fine.

**Case: CE21020829**

646 NW 10 TER  
LEE, SUK HAN DOROTHY

This case was first heard on 4/29/21 to comply by 5/9/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,175 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$9,175 fine.

**Case: CE20120897**

408 NW 14 TER  
FORT LAUDERDALE COMMUNITY  
REDEVELOPMENT AGENCY

This case was first heard on 3/25/21 to comply by 5/27/21. Violations and extensions were as noted in the agenda. The property was not compliance, fines had accrued to \$25,000 and the City was requesting imposition of the fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$25,000 fine, which would continue to accrue until the property was in compliance.

**Case: CE21050480**

831 NW 8 AVE  
MATTALI LLC

This case was first heard on 7/29/21 to comply by 8/19/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,050 fine, which would continue to accrue until the property was in compliance.

**Case: CE20090366**

501 ORTON AVE  
GRAND PALM PLAZA LLC

This case was first heard on 4/29/21 to comply by 5/13/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$6,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE21030350**

209 N FORT LAUDERDALE BEACH BLVD 2B  
209 NORTH FORT LAUDERDALE; BEACH LLC

VACATE ORDER OF 5/11/2021

This was a request to vacate the order dated 5/11/21.

Ms. Flynn vacated the order dated 5/11/21.

**Case: CE21040212**

1151 N FORT LAUDERDALE BEACH BLVD  
PARK TOWER ASSOCIATION INC

VACATE ORDER OF 5/27/2021

This was a request to vacate the order dated 5/27/21.

Ms. Flynn vacated the order dated 5/27/21.

**Case: CE21040213**  
3350 NE 14 CT  
CAMACHO FAMILY LLLP

VACATE ORDER OF 5/27/2021

This was a request to vacate the order dated 5/27/21.

Ms. Flynn vacated the order dated 5/27/21.

**Case: CE21040214**  
1415 N FORT LAUDERDALE BEACH BLVD  
PANJWANI, IQBAL; PANJWANI, SHAMSHAH

VACATE ORDER OF 5/27/2021

This was a request to vacate the order dated 5/27/21.

Ms. Flynn vacated the order dated 5/27/21.

**Case: CE21030354**  
551 N FORT LAUDERDALE BEACH BLVD R304  
KONRAD PCC 304 LLC

VACATE ORDER OF 5/27/2021

This was a request to vacate the order dated 5/27/21.

Ms. Flynn vacated the order dated 5/27/21.

**Case: CE21030355**  
601 N FORT LAUDERDALE BEACH BLVD CU-4  
ATLANTIC HOTEL GROUP ASSETS LLC

VACATE ORDER OF 5/27/2021

This was a request to vacate the order dated 5/27/21.

Ms. Flynn vacated the order dated 5/27/21.

**Case: CE21040403**  
1525 NW 18 CT  
LEUNG, LAI CHU ET AL;  
% DAVID ZIMMERMAN

This case was first heard on 6/24/21 to comply by 8/26/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,400 fine, which would continue to accrue until the property was in compliance.

**Case: CE20071231**  
1401 NW 12 ST  
RODRIGUEZ, ALEJANDRO ERNESTO

This case was first heard on 2/25/21 to comply by 4/29/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$7,250 fine, which would continue to accrue until the property was in compliance.

**Case: CE21040054**

1556 NW 10 PL  
IAG FOUNDATION INC

This case was first heard on 7/29/21 to comply by 8/12/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,400 fine, which would continue to accrue until the property was in compliance.

**Case: CE21050634**

930 SW 20 ST  
TALECK, BALLARD

VACATE ORDER OF 8/26/21

This was a request to vacate the order dated 8/26/21.

Ms. Flynn vacated the order dated 8/26/21.

**Case: CE21050625**

2409 NE 22 TER  
RUBINSTEIN, GARY

VACATE ORDER OF 7/29/21

This was a request to vacate the order dated 7/29/21.

Ms. Flynn vacated the order dated 7/29/21.

**Case: CE21040486**

1427 N FORT LAUDERDALE BEACH BLVD  
DAVIS, L NICK H/E; MARENTES-ORTIZ, SERGIO

VACATE ORDER OF 5/27/2021

This was a request to vacate the order dated 5/27/21.

Ms. Flynn vacated the order dated 5/27/21.

**Case: CE21040490**

1531 N FORT LAUDERDALE BEACH BLVD  
CROSS, K C; 2012 CROSS TR

VACATE ORDER OF 5/27/2021

This was a request to vacate the order dated 5/27/21.

Ms. Flynn vacated the order dated 5/27/21.

**Case: CE21070257**

127 NE 17 AVE  
VICTORIA OAKS LLC

CITATION

This case was first cited on 7/9/21 to comply by 7/9/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$400 fine.



**Case: CE21010347**

1415 SW 1 ST 1-8  
MODEST NOOK LLC

This case was first heard on 3/25/21 to comply by 4/29/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,900.

Gustavo Caracas, Code Compliance Officer, recommended reducing the fines to \$3,270.

Ms. Flynn imposed a fine of \$3,270 for the time the property was out of compliance.

**Lien Reduction Hearings**

**Case: CE18070181**

1824 SE 23 AVE  
GINGRAS, ALEXANDRE

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount was \$20,600 and City administrative costs totaled \$751.52. The applicant had offered \$751.52 and the City was requesting \$6,180.

Monique Grenon said the owners were from Canada and did not understand the process. She said the fence had been blown into the pool by a hurricane and the contractor would not return to fix it. The second contractor had given the owners the runaround renewing the permit.

Ms. Flynn reduced the lien amount to \$4,800 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE20090408**

2443 BIMINI LN  
SERCHUK, ARNOLD  
% BETA SCREEN CORP

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount was \$58,500 and City administrative costs totaled \$529.32. The applicant had offered \$529.32 and the City was requesting \$17,550.

Arnold Serchuk, owner, said he was unaware of the violation because he was in New Jersey during the pandemic. He had never received the notification at his New Jersey address. He stated once he was aware of the violation eight months later, he had the boat washed and then had new registration numbers applied. Ms. Hasan stated this had been cited as a derelict vessel and found to be derelict prior to this hearing. Mr. Serchuk said the vessel was not derelict.

Ms. Flynn reduced the lien amount to \$8,500 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE21050567**

1212 NE 18 AVE  
GREENIDGE, RALPH A; DOUGHTY, PATRICIA E

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount was \$7,800 and City administrative costs totaled \$247.98. The applicant had offered \$247.98 and the City was requesting \$3,900.

Jan Stahl, property manager, said when they were notified of the violation, he had taken steps to comply.

Patricia Doughty, owner, said the mail had been sent to their New York address, but by the time her husband retrieved the mail the meeting date had passed. Ms. Hasan said the New York address was the address on file with the Broward County Property Appraiser.

Mr. Stahl said the property ad had stayed up after the violation. He said he was not aware someone needed to attend a hearing if they had already complied the violations.

Ms. Doughty asked for the fines to be reduced to administrative costs.

Ms. Flynn reduced the lien amount to \$1,500 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following two cases for the same address were heard together:

**Case: CE18011626**

730 ALABAMA AVE  
1528 BRICKELLOFT LLC

Notice was mailed to the owner via first class mail on 9/17/2021. Katrina Jordan, Presenter, testified that the lien amount was \$14,250 and City administrative costs totaled \$1,396. The applicant had offered \$1,000 and the City was requesting \$2,850.

**Case: CE18120266**

730 ALABAMA AVE  
1528 BRICKELLOFT LLC

Notice was mailed to the owner via first class mail on 9/17/2021. Katrina Jordan, Presenter, testified that the lien amount was \$10,400 and City administrative costs totaled \$705.52. The applicant had offered \$1,000 and the City was requesting \$2,080.

Patrizia Sanino stated they had a problem with the contractor and had taken over the permitting process themselves. They had purchased the property with the existing liens and there was no money in escrow for the liens. She requested a reduction for both cases to \$2,000.

Ms. Flynn reduced the lien amount to \$4,500 for both cases, payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE-19110997**

1931 SW 23 TER  
ALLEN, ASSELYA; ALLEN, RUSSELL

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount was \$28,100 and City administrative costs totaled \$979.84. The applicant had offered \$979.84, and the City was requesting \$7,025.

Asselya Allen, owner, said she had her ex-husband had separated in 2019 and agreed he would be responsible for mail for this property. She was unaware of the violations until she moved back into the house, when she immediately complied the violations.

Ms. Flynn reduced the lien amount to \$2,800 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE20070513**

101 SW 22 AVE  
APEX HOMES GROUP LLC

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount

was \$41,750 and City administrative costs totaled \$912.38. The applicant had offered \$2,500 and the City was requesting \$8,350.

Janafe Ziemba, owner, said the home was in poor condition when they purchased it. They intended to rehabilitate the property and rent it for income. Soon after purchasing the property, the roof had caved in, and plumbing and electrical issues arose. She described work they had done on the home, which went far beyond repairs they had intended. Ms. Ziemba said they had only budgeted \$20,000 to make the repairs, but they had needed to make major repairs, requiring them to borrow from the 401K and children's school accounts.

Ms. Flynn reduced the lien amount to \$3,500 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE18052123**

807 NE 4 AVE  
FCM 807 LLC

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount was \$44,850 and City administrative costs totaled \$1,167.92. The applicant had offered \$2,500 and the City was requesting \$22,425.

Chaim Cahane said the tenant had violated the lease agreement by operating a retail establishment at the property. The tenant had stated they were not using the property for retail, and no one had followed up. Once they learned of the violation, when trying to sell the property, they had remediated it within 30 days. Mr. Cahane confirmed that the property had been sold and money had been put in escrow to pay the fines.

Ms. Flynn reduced the lien amount to \$22,425 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE19030639**

1762 N FEDERAL HWY  
BAL HARBOUR SQUARE LLC

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount was \$6,900 and City administrative costs totaled \$911.36. The applicant had offered \$1,000 and the City was requesting \$3,450.

Andrew Schein, attorney, said contractors working on the project had disappeared for a time. He said the owners could not do the work themselves and needed a contractor. He requested the fines be reduced to administrative costs.

Ms. Flynn reduced the lien amount to \$2,500 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE14030038**

2790 SW 3 ST  
ALMADINA INVESTMENTS LLC TRUSTEE

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount was \$181,100 and City administrative costs totaled \$654.46. The applicant had offered \$2,000 and the City was requesting \$18,110.

Twana Holmes, agent, said the property was purchased with the liens in place and the new owner had complied the violations.

Ms. Flynn reduced the lien amount to \$7,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE21050526**

1505 NE 5 ST  
MOLLOY, SEAN D & KIRSTEN

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount was \$7,400 and City administrative costs totaled \$288.84. The applicant had offered \$288.84, and the City was requesting \$3,700.

Kirsten Malloy explained that her small business had stopped during the pandemic and they put their home up for vacation rental on Vrbo, unaware of the requirements. As soon as they were aware of the violations, they had started the compliance process. She said they were struggling to keep the home now and requested leniency.

Ms. Flynn reduced the lien amount to \$288.84 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE21050448**

1236 NE 18 AVE  
STIER, SHARI

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount was \$6,800 and City administrative costs totaled \$293.98. The applicant had offered \$293.98 and the City was requesting \$3,400.

Jessie Stier, the owner's daughter, described their efforts to comply and said she had neglected to call for a reinspection. She requested a reduction to administrative costs.

Ms. Flynn reduced the lien amount to \$1,400 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE21010478**

11 SYLVAN LN  
NEXGEN RE HOLDINGS LLC

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount was \$7,000 and City administrative costs totaled \$442.66. The applicant had offered \$250 and the City was requesting \$3,500.

Zachary Cormicle said he had been renting to a longer-term tenant but a previous owner's ad had been left on Airbnb by a property management company. He said as soon as he was aware of the ad, he had not rented it again until the property was registered.

Ms. Flynn reduced the lien amount to \$1,500 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The City entered pages 41 and 42 of the Special Magistrate agenda showing complied, rescheduled, closed and withdrawn cases as an exhibit.

**Cases Complied**

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases Rescheduled**

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE21071076                      CE21080063                      CE20080189                      CE20121077                      CE21070765  
CE19061768

**Cases Closed**

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases Withdrawn**

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE21050038

**Cases with No Service**

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

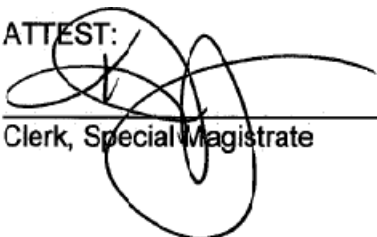
**Respondent Non-Appearance**

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

SE21060270                      SE21060169

There being no further business, the hearing was adjourned at 1:48 P.M.

  
\_\_\_\_\_  
Special Magistrate

ATTEST:  
  
\_\_\_\_\_  
Clerk, Special Magistrate